

Nebo

Community · NC · North Carolina > McDowell County

BUYER'S MARKET

\$307K

MEDIAN SALE PRICE

-33.1%

1-YR CHANGE

135

SALES (12 MO)

\$301K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



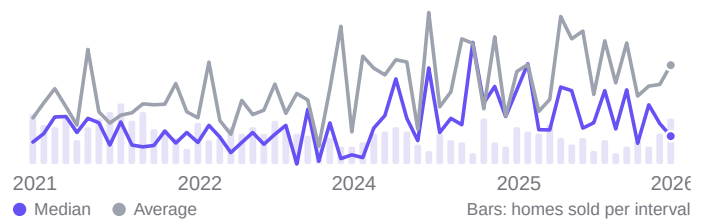
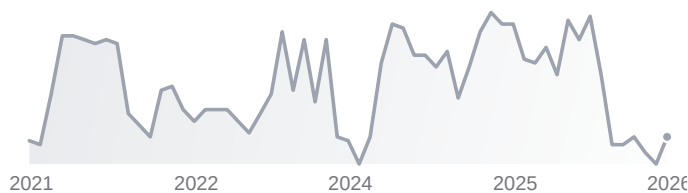
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$225K · Average \$622K

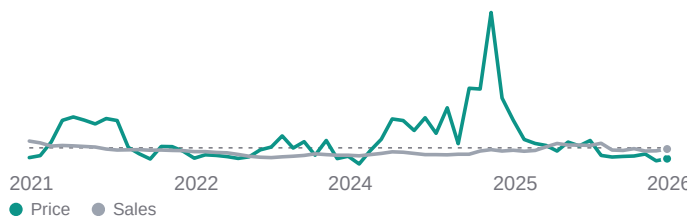


Growth (year over year)

Price -33.1% · Sales -3.6%

Price per square foot

\$166/ft²

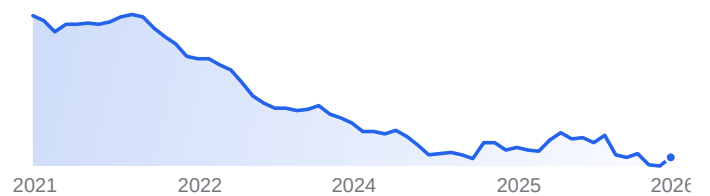
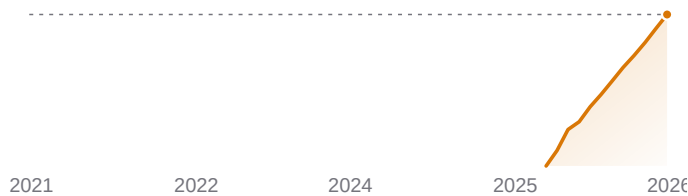


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

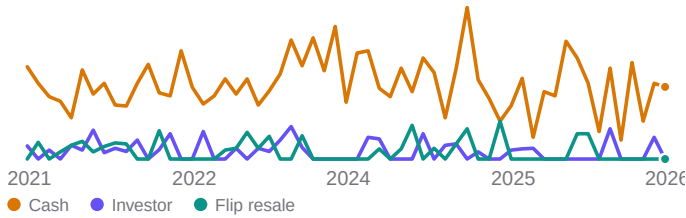
2.9%



BUYERS & OUTCOMES

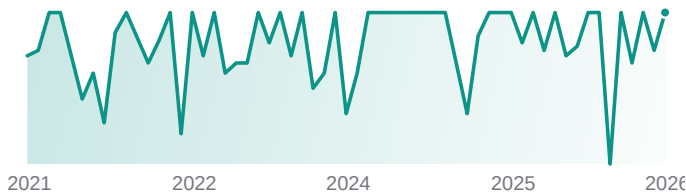
Buyer mix

Cash 48% · Investor 0% · Flip resale 0%



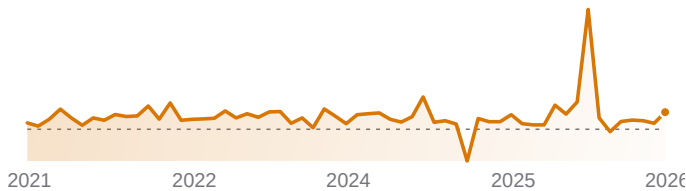
Sellers who sold at a gain

100%

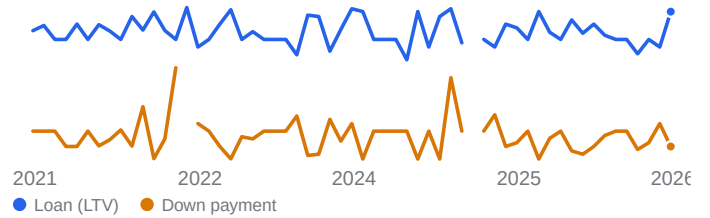


Median annualized return at resale

+17.4%

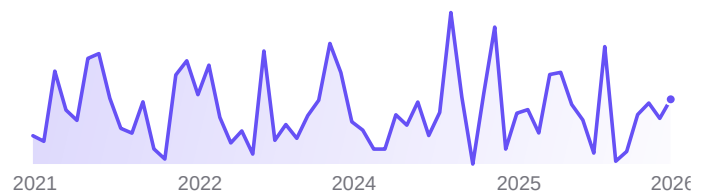


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



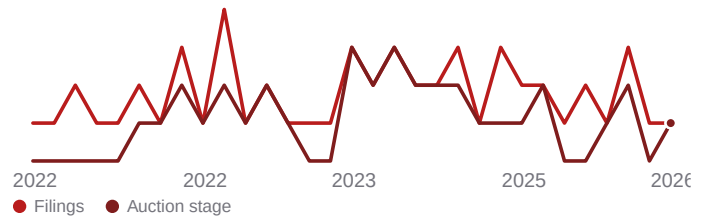
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,621
Median value (AVM)	\$301K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1997
Single family	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.4%
Owner occupied	51%
Company owned	11%
Median loan-to-value	22%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	1,827
Density	345 / mi²
Median household income	\$48K
Average household income	\$66K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	95
Homes occupied	76%
Bachelor's or higher	11%
Poverty rate	20.2%
Unemployment	1.1%
Average temp	58°F
Annual precip	53 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.